

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The White Marsh Joint Venture, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve that portion of the 1st Amended Partial Development Plan (Provisory Section) of White Marsh, Section II, Phase 1A which has been changed from townhouses to semi-detached duplex units and lies within 300' of lots that have been sold

MAILED 10/11/79
ELECTION DISTRICT 11
COUNTY CLERK
BY [Signature]
DATE 10/11/79

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

THE WHITE MARSH JOINT VENTURE
Contract Purchaser
Address: 100 West Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney
Richard A. Reid, Esquire
Suite 600-102 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of June, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that newspapers be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Baltimore County, on the 30th day of August, 1979, at 4:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING
W/S of Baltimore Gas & Electric
Right-of-way, 807.19'
S of Silver Spring Rd., 11th District
OF BALTIMORE COUNTY

THE WHITE MARSH JOINT VENTURE,
Petitioner
Case No. 80-58-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of August, 1979, a copy of the foregoing Order was mailed to Richard A. Reid, Esquire, Suite 600, 201 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III

October 11, 1979

Richard A. Reid, Esquire
Suite 600, 102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
W/S of the Baltimore Gas and
Electric Company right-of-way,
807.19' S of Silver Spring Road -
11th Election District
The White Marsh Joint Venture -
Petitioner
NO. 80-58-SPH (Item No. 252)

Dear Mr. Reid:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

WHITMAN, REQUARDT AND ASSOCIATES, ENGINEERS

BALTIMORE, MARYLAND

May 11, 1979

WHITE MARSH
SECTION II, PHASE 1A
PROVISORY SECTION

Lying and being in Election District No. 11 of Baltimore County, Maryland.

BEGINNING for the same at a point on the westerly side of the Baltimore Gas and Electric Company right-of-way, 150 feet wide, said point being 545 feet, more or less from the centerline of Silver Spring Road, as measured southwesterly along said Baltimore Gas and Electric right-of-way, thence binding on the westerly side of the said right-of-way, (1) South 28°44'09" East, 660.00 feet; thence leaving the aforesaid right-of-way and running for lines of division the five following courses and distances, (2) North 71°01'12" West, 237.05 feet; and (3) South 66°55'16" West, 408.30 feet, (4) North 07°51'36" West, 468.00 feet (5) North 82°08'24" East, 293.00 feet and (6) North 30°08'24" East, 175.51 feet; to the point of Beginning.

Containing 5.4443 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
FROM: John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT: Petition #80-58SPH Item 252 West side of Baltimore Gas & Electric right-of-way 807.19 feet South of Silver Spring Road
Petition for Special Hearing to Amend a Development Plan
Petitioner - The White Marsh Joint Venture

11th District

HEARING: Thursday, August 30, 1979 (1:00 P.M.)

This office is not opposed to this request.

John D. Seyffert, Director of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Richard Reid, Esquire
Suite 600 102 West Pennsylvania Avenue
Towson, Maryland 21204

cc: Whitman, Requardt and Associates,
Engineers
1111 North Charles Street
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21th day of June, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner White Marsh Joint Venture

Petitioner's Attorney Richard Reid, Esq.

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 17, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000
Nicholas B. Commodari
Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

RE: Item: 252
Petitioner - White Marsh
Joint Venture
Special Hearing

Dear Mr. Reid

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to amend the partial development plan of White Marsh, Section II, Phase 1A, by constructing semi-detached houses in lieu of the townhouses that were originally proposed and coupled with the fact that lots have been sold within 300 feet of this change, this Special Hearing to amend said plan is required.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBChk

Enclosures
cc: Whitman, Requardt and Associates, Engineers
1111 North Charles Street
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 31 day of

May 1979. Filing Fee \$ 25. Received ☒ Check

☐ Cash

☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner White Marsh Joint Venture Submitted by Russ G. Gifford

Petitioner's Attorney _____ Reviewed by CRS/PR

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83139

DATE August 27, 1979 ACCOUNT 01-662AMOUNT \$56.06RECEIVED FROM: White Marsh Joint VentureFOR: Advertising and Posting for Case No. 80-58-SPH

383 6282 28

56.06 MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83079

DATE July 31, 1979 ACCOUNT #01-662AMOUNT \$25.00RECEIVED FROM: White Marsh Joint VentureFOR: Filing Fee for Case No. 80-58-SPH

373 6282 1

25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL
HEARING
11th DISTRICT

ZONING: Petition for Special Hearing to Amend a Development Plan
LOCATION: West side of Baltimore Gas & Electric right-of-way, 807.19 feet South of Silver Spring Road
DATE & TIME: Thursday, August 30, 1979 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve that portion of the First Amended Partial Development Plan (Provisional Section) of White Marsh, Section II: Phase 1A which has been changed from townhouses to semi-detached duplex units and lots with in 300 feet of lots that have been sold.

All that parcel of land in the Eleventh District of Baltimore County.

Beginning for the same at a point on the westerly side of the Baltimore Gas & Electric Company right-of-way, 150 feet wide, said point being 545 feet, more or less from the centerline of Silver Spring Road, as measured southwesterly along said Baltimore Gas and Electric right-of-way, thence binding on the westerly side of the said right-of-way, (1) South 28°44'09" East, 680.00 feet; thence leaving the above-said right-of-way and running for lines of division the five following courses and distances, (2) North 71°01'22" West, 207.06 feet; and (3) South 66°56'16" West, 408.30 feet; (4) North 07°51'36" West, 468.00 feet; (5) North 62°08'24" East, 295.00 feet; and (6) North 86°08'24" East, 175.51 feet; to the point of Beginning. Containing 5.4443 acres of land more or less.

Being the property of The White Marsh Joint Venture, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 30, 1979 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 9.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 9, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~

~~of one time~~ successive weeks before the 30th

day of August, 1979, the 1st publication

appearing on the 5th day of August

1979.

THE JEFFERSONIAN,

L. Frank Struth
Manager.

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL HEARING
11th District

ZONING: Petition for Special Hearing to Amend a Development Plan
LOCATION: West side of Baltimore Gas & Electric right-of-way, 807.19 feet South of Silver Spring Road
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Hearing Date: Thursday, August 30, 1979 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Essex Aug. 9 (599)



TOWSON, MD. 21204

August 9, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEARING- White Marsh was inserted in the following: Joint Venture L 05052

- ☐ Catonsville Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 10 day of August, 1979, that is to say, the same was inserted in the issues of August, 9, 1979.

STROMBERG PUBLICATIONS, INC.

Laura Stromberg

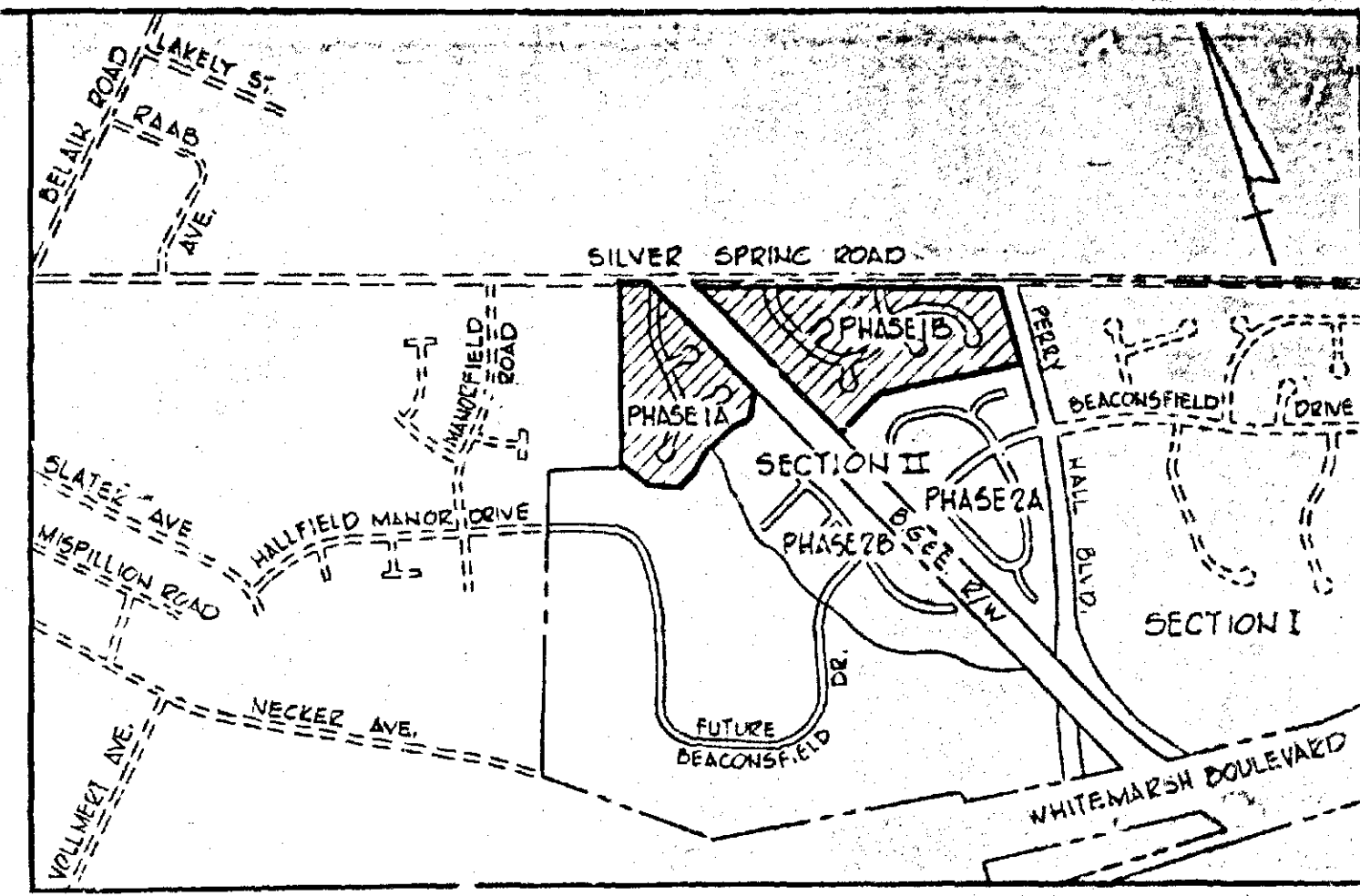
PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>NBL</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # _____									
Previous case: <u>---</u>	Map # _____									

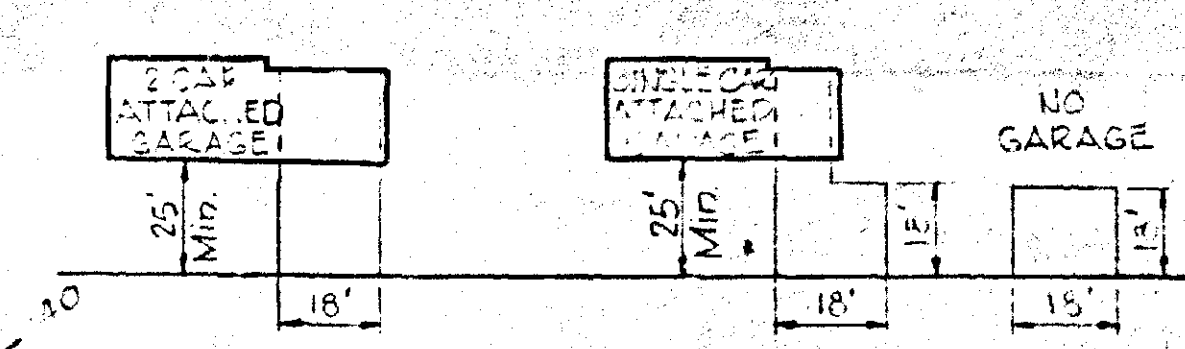
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 8/13/79
Posted for: Petition for Special Hearing
Petitioner: White Marsh Joint Venture
Location of property: W. 15. Baltimore Gas & Electric Co. R 100,
807.19' S Silver Spring Rd.
Location of Signs: Location sign - W. 15. Baltimore Gas & Electric Co. R 100,
W. 15. Baltimore Gas & Electric Co. R 100,
W. 15. Baltimore Gas & Electric Co. R 100,
Remarks: Ad (14413) Monument (14)
Posted by: Sean Coleman Signature Date of return: 8/17/79

2 signs



VICINITY MAP
Scale 1"=1000'



NOTE: Driveways and garages shown above are "right-handed". They may also be reversed so that driveway and garages are on the left as dictated by field conditions.

TYPICAL PARKING
No Scale

DRAINAGE AREA — Whitmarsh Run
CONSTRUCTION SCHEDULE — 1977-1978
SANITARY DESIGN CRITERIA —
90 gal./person/day x 119 x 3.5 persons = 37,485 gal./day
SECTION II, PHASE 1A/1B — All units for sale

SECTION II, PHASE I		PROVISORY SECTION
GROSS AREA	= 39.8 Ac.	19.6 Ac.
EXISTING ZONING	= D.R. 5.5 D.R. 16	D.R. 5.5 D.R. 16
AREA OF D.R. 5.5	= 26.0 Ac.	8.2 Ac.
AREA OF D.R. 16	= 13.8 Ac.	11.4 Ac.
D.R. 5.5 x 26.0	= 143 Dwelling Units	45 Dwelling Units
D.R. 16 x 13.8	= 223 Density Units	132 Dens. Units
TOTAL DENSITY AND DWELLING UNITS ALLOWED	= 363	227
TOTAL LIVING UNITS PROPOSED	= 119	141
TOTAL PARKING SPACES REQUIRED	= 119 x 2 = 238	282
TOTAL PARKING SPACES PROPOSED	= 238	282
L.O.S. REQUIRED: D.R. 5.5, 6% of 26.0	= 1.6 Ac.	0.5 Ac.
D.R. 16, 15% of 13.8	= 2.1 Ac.	1.7 Ac.
Total Required	= 3.7 Ac.	2.2 Ac.
L.O.S. PROPOSED ***	= 5.0 Ac.	2.2 Ac.

SECTION NOTES

This plan is not intended, nor should it be utilized, as a final plan. It is intended to be approved or issued. Its purpose is to set forth with a reasonable understanding as to the type of existing major vegetation that is to be removed and the type of new vegetation that is to be planted. Any deviation from this plan, as indicated hereon, are not intended to be a final development plan. Any deviation from this plan, as indicated hereon, are not intended to be a final development plan. Any deviation from this plan, as indicated hereon, are not intended to be a final development plan.

119 Single Family = 119 Dwelling Units
44 Semi-Detached = 44 Dwelling Units
17 Garden Apartment (3 Bedroom) = 17 x 1.5 = 26 Dens. Un.
90 Townhouses (3 Bedroom) = 90 x 1.5 = 120 Dens. Un.
141 Dwelling Units

*** Open Space Areas shown are a part of the proposed Open Space outlined on the Preliminary Plans for White Marsh Section II, Phase 1A/1B, dated August 26, 1976, and White Marsh Section II, Phase 2A/2B, dated February 28, 1977. It is proposed that the ownership and maintenance of this open space, which consists of a network of parks and interconnecting trails, be assumed by Baltimore County.

NOTE: Those lots indicated as being sold were purchased prior to 5-21-79

OFFICE OF PLANNING AND ZONING
APPROVED BY
Director of Planning Date
Zoning Commissioner Date

3-5-79	Revised Provisory Section; Replaced Townhouse units with semi-detached and added owners' signature box.
Date	Description
REVISIONS	
1 ST AMENDED PARTIAL DEVELOPMENT PLAN WHITE MARSH A Residential Community SECTION II PHASE 1A ELECTION DISTRICT No. 11 BALTIMORE COUNTY, MARYLAND	
Scale: 1"=50'	Date: August 12, 1977 SHEET 1 OF 2

MAP NO. 4-10
ELECTION DISTRICT NO. 11
DATE 8-12-77
TYPE: MAP
BY: [Signature]
DATE: [Signature]

GENERAL NOTES

- The location of street lighting poles are indicated by the symbol \oplus . All lighting to be installed at the direction of Baltimore County.
- Trash Collection to be twice weekly by Baltimore County.
- Landscaping will be provided by the builder and home owner.
- All lots in Section II, Phase 1A and 1B are for sale as improved lots only.
- Private parking areas and driveways shall be paved with a durable and dustless surface (macadam).
- In compliance with Bill #100 and the Comprehensive Manual of Development Policy:
 - Window to Window: The minimum distance between any facing windows of different dwelling units shall be 40'-0".
 - Building Height: The maximum height shall be in accordance with Section II.B.3 (Height Distance Factor) of the Comprehensive Manual of Development Policy.
 - Window to Property Line: The minimum distance between the lot line and any facing window shall be 15'.
 - Dwelling and Density Units: All dwelling units proposed for these single family lots shall be considered to have three or more bedrooms and each dwelling unit is equivalent to 1.5 density units.
- Envelopes shown hereon are for the location of all principal buildings only.
- Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
- Areas where existing vegetation will be preserved are shown thusly:

NOTES-PANHANDLE LOTS (N#9/10, Block "A")

- Panhandle lots shall not be further subdivided into lots accommodating additional residences.
- Refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the street right-of-way line only and not onto the panhandle lot driveway.
- Panhandle lot buyers must be given a record plat of the subdivision by the seller.



PROVISORY SECTION NOTES

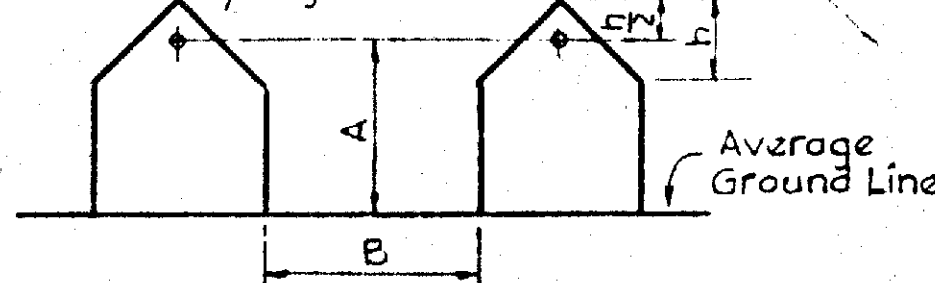
- The "Provisory Section" of this partial development plan is not intended, nor should it be utilized, as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.
- The dimensioned boundaries of the "Provisory Section", as indicated hereon, are not intended to separate it from the overall approval of this partial development plan. Any deviation from this partial development plan, including the "Provisory Section", must be approved in accordance with Section 1B01.3.A.7.
- Approval of the "Provisory Section" is not based on final engineered plans; however, it is intended to establish the final location, height, use, and density of buildings, or their envelopes, to within 10 feet of their final engineered location; the location and type of existing major vegetation that is to be retained; screening; parking areas and drives to the extent possible so as to coincide with their final or permanent improvements; and other pertinent amenities.
- At the time of building permit applications, the "Provisory Section" of this development plan must be updated to comply in all respects to the form and content required by Section 1B01.3.A.5, of the Zoning Regulations.

WHITEMARSH JOINT VENTURE
A General Partnership of
NOTTINGHAM VILLAGE INC.
KAISER AETHA
OWNER AND DEVELOPER
02 W. Pennsylvania Avenue
Towson, Maryland, 21204

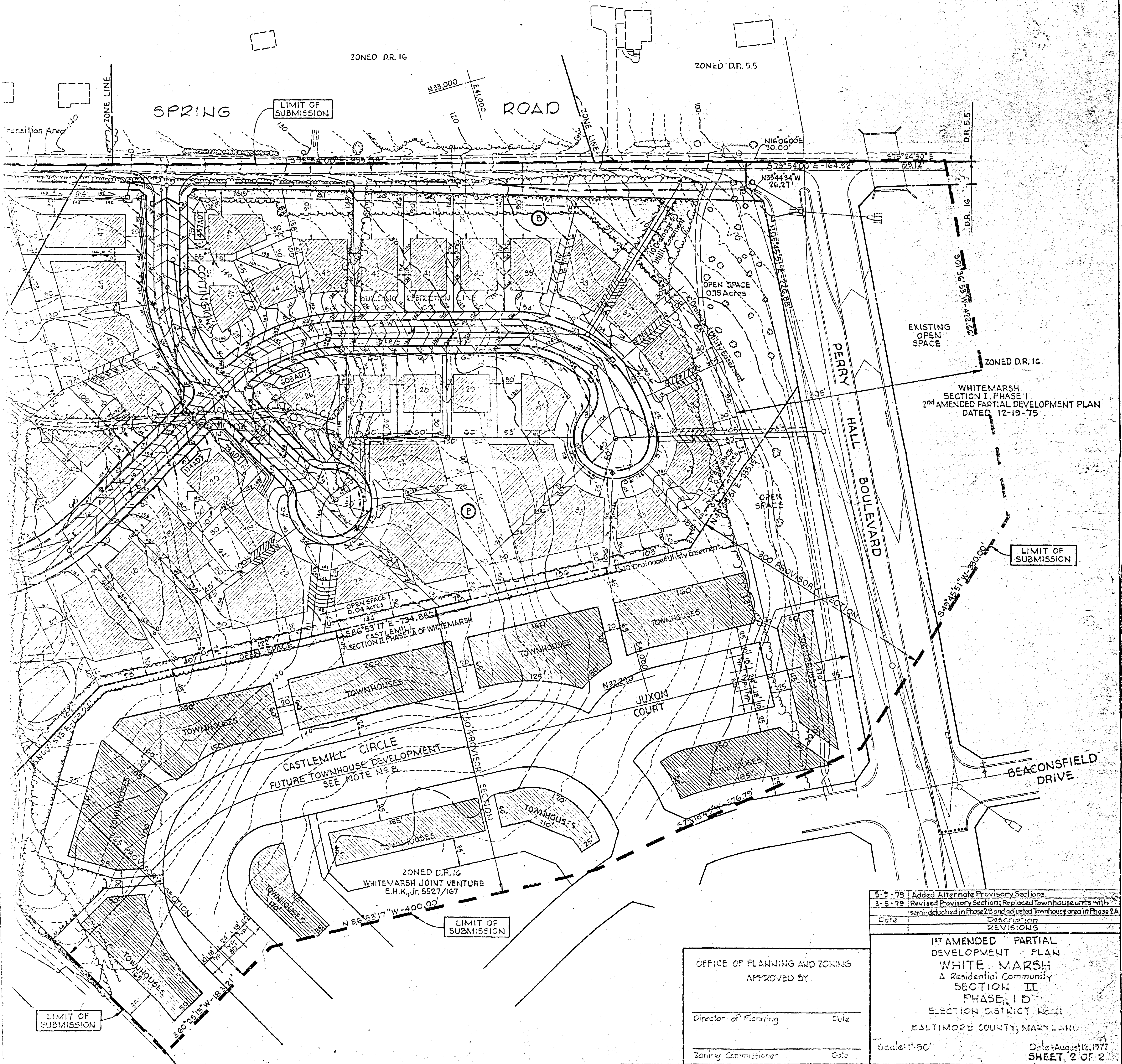
Kenneth A. McCord
KENNETH A. MCCORD
Registered Engineer No. 1974

WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
111 North Charles Street
Baltimore, Maryland, 21202

Note: Any variation of the typical A&B dimensions shall be in accordance with Baltimore County Height-Distance Factors.



HEIGHT-DISTANCE FACTOR
No Scale



5-9-79	Added Alternate Provisional Sections
3-5-79	Revised Provisional Section; Replaced Townhouse units with semi-detached in Phase 2B and adjusted Townhouse area in Phase 2A
Date:	Description
	REVISIONS

1st AMENDED PARTIAL
DEVELOPMENT PLAN
WHITE MARSH
A Residential Community
SECTION II
PHASE I
SECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
APPROVED BY:

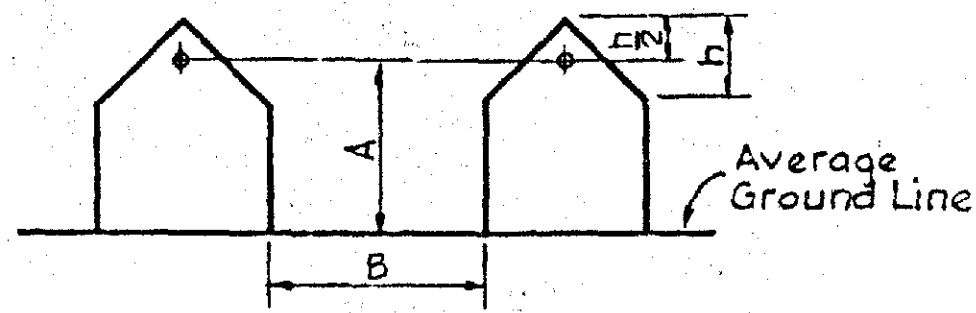
Director of Planning Date

Zoning Commissioner Date

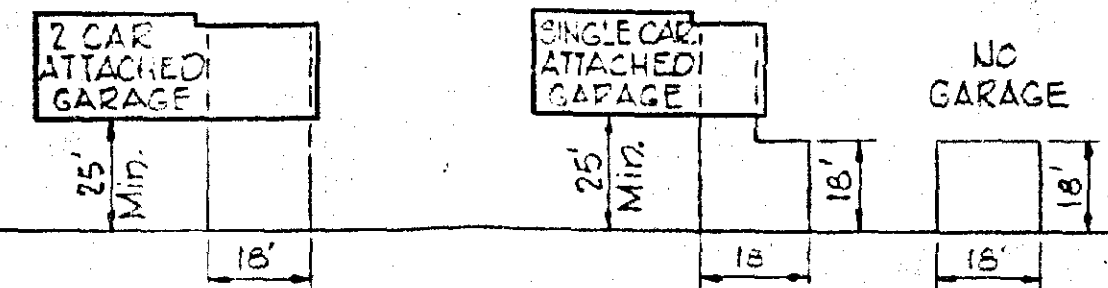
Scale: 1"=50'

Typical Single Family	20'	16'
Typical Townhouse	20'	16'

Note: Any variation of the typical A & B dimensions shall be in accordance with Baltimore County Height - Distance Factors.



HEIGHT-DISTANCE FACTOR
No Scale



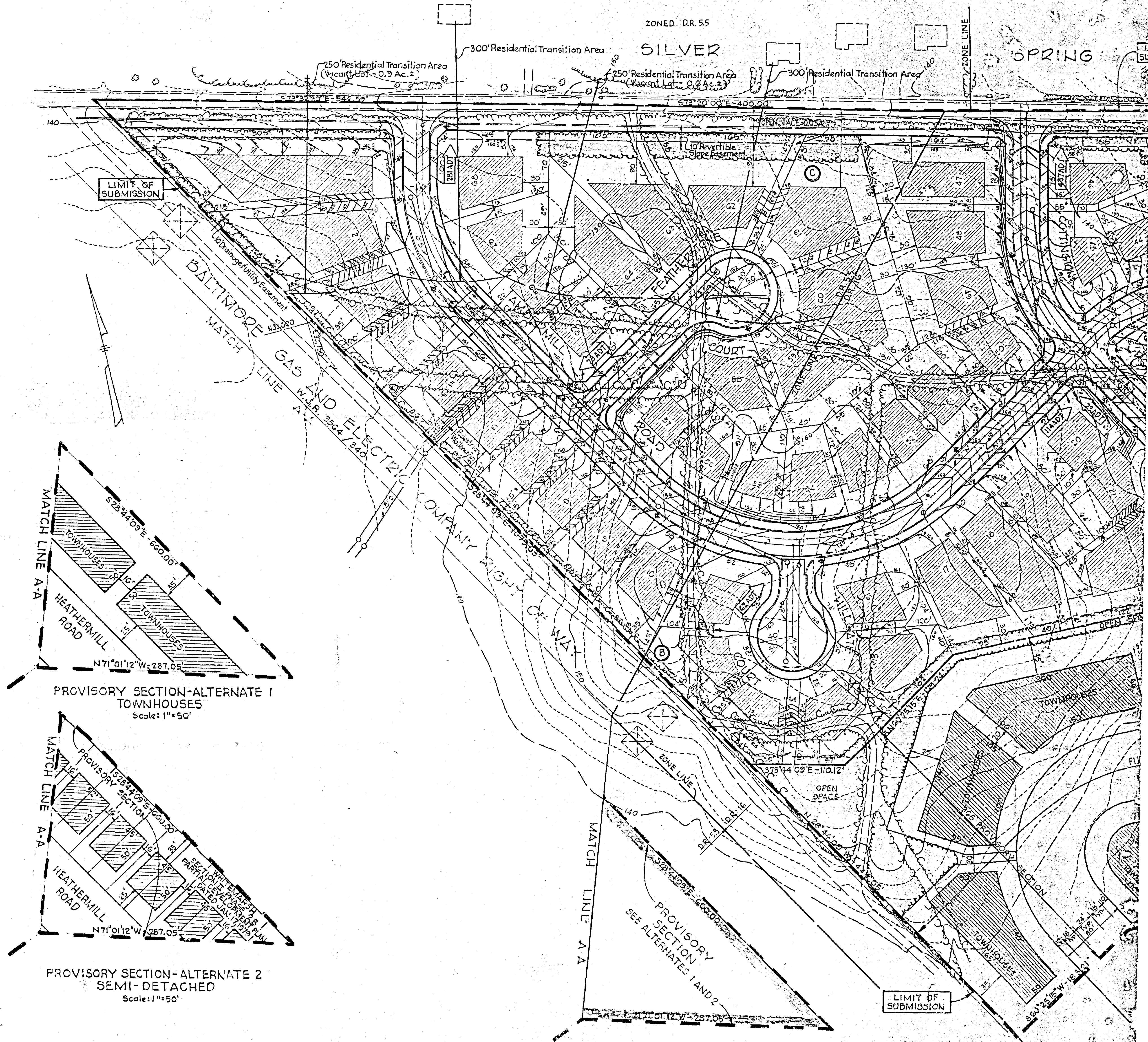
NOTE: Driveways and Garages shown above are 'right-handed'. They may also be reversed, so that driveways and garages are on the left, as dictated by field conditions.

TYPICAL PARKING
No Scale

ZONED D.R. 55

SILVER

SPRING



ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that to amend that portion of the First Amended Partial Development Plan of White Marsh, Section II, Phase 1A (Provisory Section), to allow for the development of semi-detached duplex units in lieu of townhouses within three hundred feet of lots sold previously hereto, will not be detrimental to the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October, 1979, that that portion of the First Amended Partial Development Plan of White Marsh, Section II, Phase 1A (Provisory Section), to allow for the development of semi-detached duplex units in lieu of townhouses within three hundred feet of lots sold previously hereto, as requested in the herein Petition for Special Hearing, should be amended and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of Baltimore County

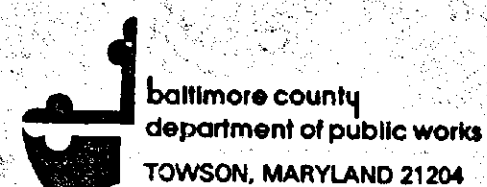
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED



THORNTON M. MOURING, Jr.
DIRECTOR

July 18, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #252 (1978-1979)
Property Owner: The White Marsh Joint Venture
W/S Balto. Gas & Electric R/W 807.19' S. Silver Spring Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Special Hearing to approve a portion of the 1st Amended Partial Development Plan of White Marsh, Section II: Phase 1A, which has been changed from townhouses to semi-detached duplex units and lies within 300' of those lots that have been sold as shown on the attached plats and descriptions.
Acres: 5.4443 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Zoning Items 212 and 214 (1969-1970). Baltimore County highway and utility improvements are not directly involved and are secured or will be secured by Public Works Agreements executed in connection with the continuing development of Whitmarsh, of which this property is a part.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 252 (1978-1979).

Very truly yours,

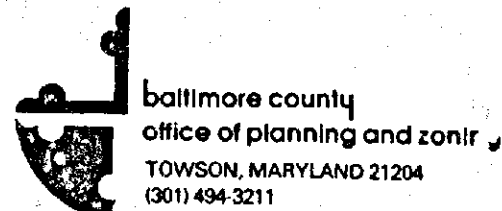
Ellsworth N. Diver, Jr.
ELLSWORTH N. DIVER, JR.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: C. Warfield

M-NW Key Sheet
32 & 33 NE 27 & 28 Pos. Sheets
NE 9 G Topo
72 & 82 Tax Map

MICROFILMED



ESLIE H. GRAEF
DIRECTOR

August 16, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #252, Zoning Advisory Committee Meeting, June 19, 1979, are as follows:

Property Owner: The White Marsh Joint Venture
Location: W/S Baltimore Gas & Electric R/W 807.19' S. Silver Spring Road
Existing Zoning: Special Hearing to approve a portion of the 1st Amended Partial Development Plan of White Marsh, Section II, Phase 1A, which has been changed from townhouses to semi-detached duplex units and lies within 300' of those lots that have been sold as shown on the attached plats and descriptions.
Acres: 5.4443
District: 11th

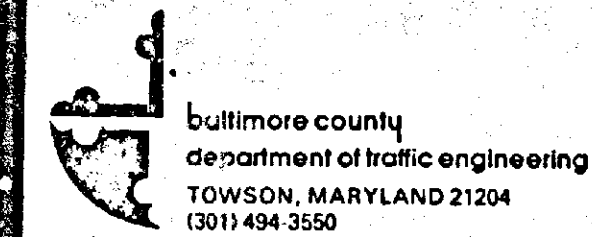
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the hearing is granted the petitioner must comply with the Subdivision Regulations.

Very truly yours,

John L. Wimbley, Jr.
John L. Wimbley, Jr.
Planner III
Current Planning and Development

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STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. - ZAC - 252
Property Owner: - The White Marsh Joint Venture
Location: - W/S Balto. Gas & Electric R/W 807.19' S. Silver Spr. Rd.
Existing Zoning: - DR 5.5
Proposed Zoning: - Special Hearing to approve a portion of the 1st Amended Partial Development Plan of White Marsh, Section II: Phase 1A, which has been changed from townhouses to semi-detached duplex units and lies within 300' of those lots that have been sold as shown on the attached plats & descriptions.
Acres: - 5.443
District: - 11th

Dear Mr. Hammond:

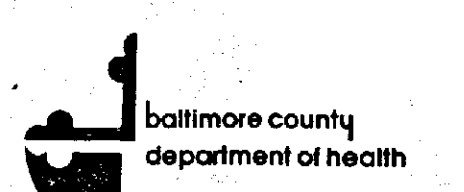
No increase in traffic generation is anticipated.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/mz

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DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 9, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #252, Zoning Advisory Committee meeting of June 19, 1979, are as follows:

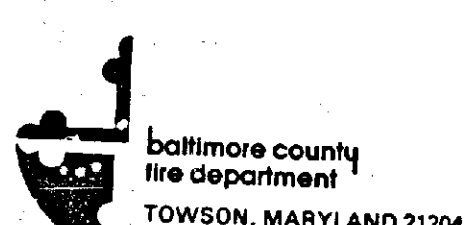
Property Owner: The White Marsh Joint Venture
Location: W/S Balto. Gas & Electric R/W 807.19' S Silver Spring Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a portion of the 1st Amended Partial Development Plan of White Marsh, Section II: Phase 1A, which has been changed from townhouses to semi-detached duplex units and lies within 300' of those lots that have been sold as shown on the attached plats & descriptions.
Acres: 5.4443
District: 11th

Metropolitan water and sewer is available. Therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRE/rth:c



Paul H. Reincke
CHIEF

July 6, 1979

William E. Hammond
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: The White Marsh Joint Venture

Location: W/S Balto. Gas & Electric R/W 807.19' S Silver Spring Rd.

Item No. 252 Zoning Agenda Meeting of 6/19/79

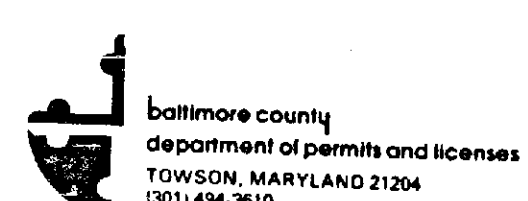
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *William E. Hammond* Noted and Approved: *George M. Maganoff*
Planning Group Fire Prevention Bureau
Special Inspection Division

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JOHN D. SEYFERT
DIRECTOR

June 15, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #252 Zoning Advisory Committee Meeting, June 19, 1979, are as follows:

Property Owner: The White Marsh Joint Venture
Location: W/S Baltimore Gas & Electric R/W 807.19' S Silver Spring Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a portion of the 1st Amended Partial Development Plan of White Marsh, Section II, Phase 1A, which has been changed from townhouses to semi-detached duplex units and lies within 300' of those lots that have been sold as shown on the attached plats and descriptions.
Acres: 5.4443
District: 11th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. Buildings Permit shall be required before construction can begin.
- C. Additional Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section
- I. No Comment.
- X J. Comments: See Section 907.3 of the Supplement to the Baltimore County Building Code - which requires an 8' masonry fire or party wall at property line. NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

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CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 15, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: June 19, 1979

RE: Item No: 249, 250, 251, 252, 253, 254, 255
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

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T. BAYARD WILLIAMS, JR. VICE-PRESIDENT
MARCUS M. BOTSARIS

THOMAS H. BOYER
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ROGER D. HAYDEN

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MRS. MILTON B. SMITH, JR.
RICHARD W. TRACY, D.V.M.

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ROBERT W. DUGEL, SUPERINTENDENT

APR 23 1980